



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

November 20, 2024

VIA EMAIL

**501 Ocean Bluff, LLC. c/o Kevin Dunn
5315 Avenida Encinas, Suite 200
Carlsbad, CA 92008**

5th CYCLE REVIEW (COMPLIANCE)

PLAN CASE NO. MULTI-006443-2023, SUB-006459-2023, DR-006444-2023, USE-006446-2023, and CDP-006445-2023

PROJECT SITE ADDRESS/APN: 501 Ocean Bluff Way/258-141-23, 258-141-24, 258-141-25, and 258-141-26

Dear Mr. Dunn:

The Development Services Department (Department) has conducted its fifth Compliance Review for your application requesting development of 27 single-family residences. The request requires approval of the following permits: Density Bonus Tentative Map, Design Review, Use Permit Modification, and Coastal Development Permit. Placeholder

Project applications are routed to other City departments/divisions (such as Fire, Engineering, Traffic, Public Works Departments, etc.) for a 30-day compliance review.

Refer to **Attachment C** for an applicable Reference List including important land use documents.

A. DETERMINATION OF COMPLETENESS

The project received a deemed complete date pursuant to Section 65943 of the Government Code on November 23, 2023.

B. SUBMITTAL REQUIREMENTS

Unless other agreements have been made with City staff, you must submit all of the following items concurrently. The submittal must be made through the Customer Self Service (CSS) website, to case number MULTI-006443-2023, and must include the following items:

- a. A letter explaining how you addressed each missing compliance item listed in Attachment A. This letter must explain in detail (e.g. description of the revision and location of changes in submitted documents) how our comments have been addressed. This will help expedite our review.

Please note:

- **Upon the third submittal a meeting is required with the project planner to review the materials to ensure all items are received.**

Tel: (760) 633-2710; Fax: (760) 633-2818

- **A resubmittal fee of half the cost of the total original fees will be due upon acceptance of the fifth submittal. This is submittal number five.**

C. SCHEDULE A MEETING

When you are ready to submit the corrected materials/requested information, please contact me to schedule a meeting to briefly go over the materials before you officially submit.

The Department's goal is to help facilitate the efficient and timely processing of each application. If you have any questions regarding this letter or any other aspects of your project or the process, please contact me at (760) 633-2692 or via email at edanna@encinitasca.gov.

Sincerely

Esteban Danna

ESTEBAN DANNA, Planning Project Manager
Development Services Division

ATTACHMENT A
COMPLIANCE COMMENTS/CORRECTIONS

The table below includes compliance comments and corrections from various applicable disciplines.

COMPLIANCE COMMENTS	
PLANNING	a. REPEAT COMMENT: Sidewalks are required per EMC Section 30.16.010H and Design Standards in Section 4.5 of the City of Encinitas Design Standards and Guidelines. Please show how project complies. ADDITIONAL COMMENT: Sidewalks shall be provided within private road as required by the referenced code section and design standards. Please address how the project intends to comply. b. Front yard landscaping shall be shown unless the front yards for each lot are not proposed to be HOA maintained. Please identify if not HOA maintained by placing a note on the landscaping plans.
HOUSING	a. Address comments in Affordable Housing and Density Bonus Report.

ATTACHMENT B
REFERENCE LIST

This list of references is intended to assist applicants in locating applicable plans, codes and guidelines. This is not intended to be a fully comprehensive list; additional plans, codes and guidelines may apply.

City of Encinitas – [Specific and Master Plans](#)

Zoning Definitions – [Municipal Code Chapter 30.04](#)

Residential

- Building Development Standards – [Municipal Code Section 30.16.010-A](#)
- Fences, Walls and Hedges – [Municipal Code Section 30.16.010-G](#)

Parking Standards

- [Off-street Parking Design Manual](#)
- [Municipal Code Section 30.54](#)

Performance Standards – [Municipal Code Section 30.40.010](#)

Water Efficient Landscaping Regulations – [Municipal Code Section 23.26](#)

Subdivision – [Municipal Code Section 24](#)

Coastal Zone – [Municipal Code Chapter 30.80](#)

Hillside/Inland Bluff Overlay Zone – [Municipal Code Section 30.34.030](#)

Coastal Bluff Overlay Zone – [Municipal Code Section 30.34.020](#)

Design Review

- [Municipal Code Section 23.08](#)
- [City of Encinitas- Design Standards and Guidelines](#)

Citizen Participation Plan (CPP)

- [Citizen Participation Program Handout](#)
- [Municipal Code Section 23.06](#)

SB 330

- [Housing Crisis Act Overview](#)
- [Housing Supplement and Tenant Income Form](#)

Climate Action Plan

- [City of Encinitas – Climate Action Plan](#)
- [Green Building/Climate Action Plan Checklist – Single Family Residential](#)
- [Green Building/Climate Action Plan Checklist – Nonresidential/Multifamily](#)
- [All Electric – Municipal Code Section 23.12](#)